

# 1/176 Derwent Avenue, Lindisfarne, Tas 7015

PETERSWALD  
for property

## Villa For Sale

Thursday, 13 June 2024

1/176 Derwent Avenue, Lindisfarne, Tas 7015

Bedrooms: 3

Bathrooms: 3

Parkings: 5

Area: 167 m2

Type: Villa



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## **\$895,000+ price range**

Elevated above the sought-after waterside suburb of Lindisfarne, with spectacular views stretching out across the River Derwent, Tasman Bridge, Hobart's cityscape, and kunanyi/Mount Wellington sits an impressive, modern townhouse, offering spacious family comfort in a highly desirable location. Endless Eastern Shore sunshine floods the home through floor to ceiling glazing which frame the enviable vistas from the upper-level living area. The unique window designs are angled to ensure uninterrupted, iconic Hobart views. The expansive upper-floor encompasses a sumptuous lounge, and family dining, along with a contemporary kitchen, where premium appliances, stone benchtops, and plenty of storage await. Seamlessly blending indoor living with outdoor space, a sun-drenched balcony extends from the living and dining area, offering a glorious entertaining area with an ever-changing backdrop. Sumptuous accommodation comprises of three generous, light-filled bedrooms. Upstairs, the master comes complete with an en-suite, and a walk-in dressing room. The second upper-level bedroom is inclusive of built-in wardrobes, whilst an ideal teen retreat, or space for guests, with en-suite and built-ins occupies the ground-floor. The main bathroom servicing the home exudes luxury, with a relaxing corner spa bath with shower, a vanity, and a separate toilet adjacent. The laundry, with plenty of storage, enjoys direct outdoor access. In addition to the sunny balcony, a virtually maintenance-free courtyard features a paved patio, gently sloping to reveal the stunning water and mountain views from a private setting. The grounds are fully fenced and are ideal for families with pets and young children, whilst filled with native greenery at the front of the property, adding to the home's beautiful street appeal. A garage, with internal access, provides secure housing for two vehicles, with plenty of additional, private, off-street parking in front. There is no shortage of storage throughout the home, including beneath the house. The home sits within close proximity to Lindisfarne Village with major supermarkets, popular cafes, restaurants, and essential services, along with beautiful coastal and nature walks, recreational spaces, and the waterfront. Occupying a truly coveted position within one of Hobart's most premier Eastern Shore suburbs, with unrivalled views, endless sun, and spacious luxury, this impeccably presented home in Lindisfarne offers a superior level of family comfort in a contemporary setting. Council rates: \$2,228 pa approx Water rates: \$1,300 pa approx Body corporate: \$930 pa approx Rental appraisal: \$650 - \$675 pw approx Year built: 2005 Construction: Concrete block - Render